



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

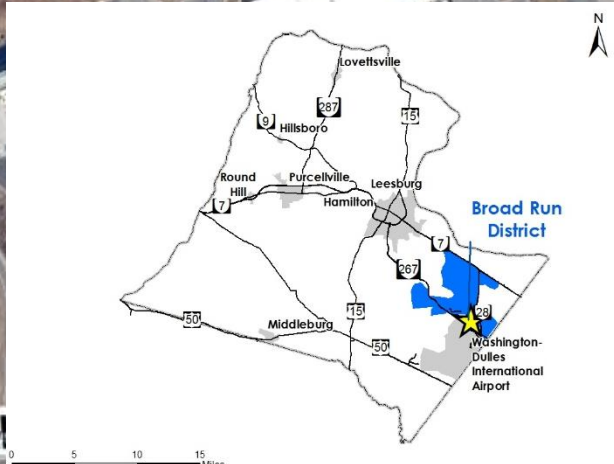
Global Plaza Substation, CMPT-2021-0002

Board of Supervisors Business Meeting
April 19, 2022



0 300 600 900 Feet

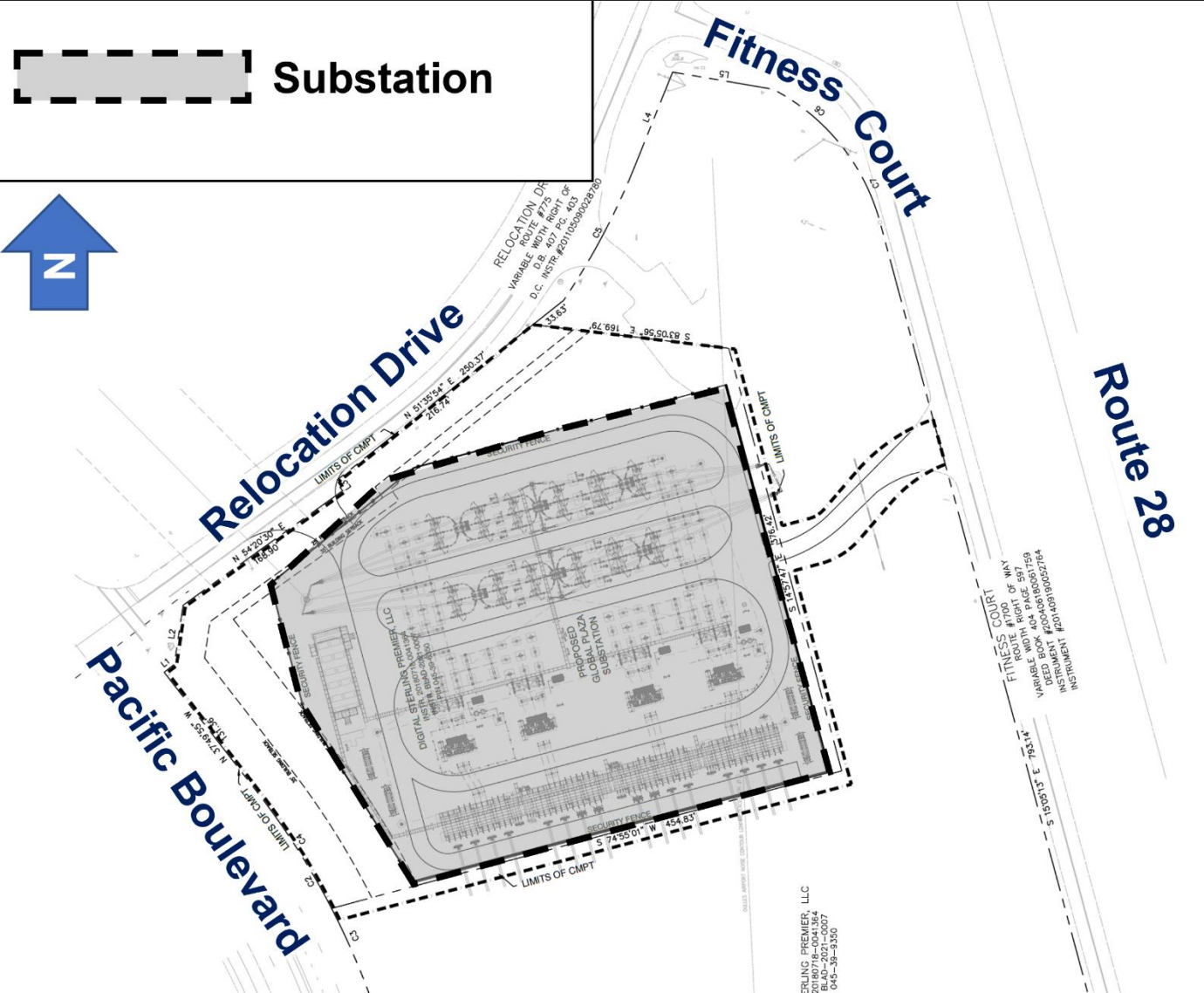
*March 2021 Photography taken by the Sanborn Map Company, Colorado Springs, Colorado
Bosworth, Colorado Springs, CO



Proposal

- Commission Permit (CMPT)
 - Utility Substation (Distribution)
- Minor Special Exception (SPMI)
 - Modify the Type C Buffer Yard required for utility substations, specifically the southern and eastern yards
 - Deferred to the June 21 Business Meeting
 - Applicant pursuing alternate options with the property owner

CMPT Plat



Discussion – CMPT Criteria

- Location
 - Connect to existing transmission lines
- Character
 - Zoning Ordinance requires Type C Buffer to mitigate visual impact of substations
- Extent
 - BLAD or SPMI required to provide necessary buffering on the same property as the substation

Recommendation

- The Planning Commission (Commission) denied (7-0-2: Kirchner and Salmon absent) the CMPT application.
 - Found the visual character is inconsistent with the 2019 GP
- Update: The applicant has requested to defer Board action on the SPMI, leading staff to revise its recommendation
- Staff now supports the Board overturning the Commission's denial of the CMPT application.
 - CMPT can be administered as presented
 - Applicant is working to address buffer requirements separately from the CMPT application